

Pending Board Approval at May 27, 2026 Meeting

Edgewater Estates HOA Board Meeting April 22 , 2026

Present: M. Miller, T. Carrino, T. Page, L. Bechard, D. Wardell, J. Trombley,
Guests:

- I. Theresa Page called the meeting to order at 3:00 p.m.
- II. Minutes March 30, 2026
The minutes of March 30, 2026 were reviewed with Thelma Carrino. Since there were no questions or discussion, Diana Wardell moved to accept the minutes as written; Matt Miller seconded the motion. The motion was unanimously approved.
- III. Treasurer/Bookkeeper Report:
Linda Bechard reviewed the budget details as of March 30, 2026, noting the operating and reserve balances and that only the normal operating expenditures have been paid while the new Pay/HOA system is being installed. No spreadsheet summaries are available this month. No vote to accept the report is necessary for this meeting.
- IV. Committee Reports
 - A. Insurance verification updates
-Thelma reported that there are ten homeowners who have not submitted their annual insurance verification. They have been notified in writing and were most recently contacted by email today, April 22, 2026. The new software should be helpful in issuing reminders
 - B. Fireplace maintenance updates
-Thelma reported that three homeowners have been contacted again for their re-verification of fireplace use, one of which is pending a repair and the remaining two have indicated their fireplace was not in use in past years. We're just waiting for a re-verification.
- V. Old Business
 - A. Theresa reviewed her work with Pay/HOA to date, including the entry of all monies as they are received. She noted that informational and homeowner account set-up emails have been sent to all HOA members. Anyone using 'auto pay' will have the 15th of each month set as the pay date. She will continue to keep the Board updated as she learns more and also as she finds new ways to add cost-saving elements to the use of PayHOA, i.e. auto pay for billings, clubhouse reservation and payments, etc. She is hopeful PayHOA will be fully operational by the June annual meeting and will be discussed with attendees.
- VI. New Business

- A. Theresa reported the pool opening will begin on May 8
- B. New parking tags have been distributed.
- C. Theresa is looking for a new company to do the power washing of our buildings. The former contractor passed away and the company is no longer available. “Awesome” is a recommended for those residents wishing to do their own cleaning (DO NOT TRY TO POWER WASH YOUR OWN BUILDING).. “Awesome” can be purchased at any Dollar store.
- D. Outside water is not yet turned on; mid-May is the target date.

VII Other

- A. Thelma reviewed the HOA canvas for interest in serving on the Board for 2026-27. Eight (8) sitting board members agreed to serve for another year, with Matt Miller and Sue DeForge splitting one position again. Thirteen (13) HOA members replied to the canvas letter and all indicated they did NOT want their name placed on the ballot. Other interested HOA parties may have their name placed on the ballot at the Annual Meeting if they so wish.
- B. Marianne Plympton inquired about the landscaping around the street side of the pool. Theresa noted there is a design in place being discussed with MossBrook, but that the cost will require the Board to make a decision about how much can be included in this year’s projects or if it needs to be a multi-year project. A decision can be made once the overall project list is completed.
- C. Theresa reported the new parking hanging tags have been ordered and if they arrive with the customized printing as requested, they will be distributed in the near future.

VIII. Date of next meeting:

May 27, 2026 at 3:00 p.m.

VIX. Adjournment

The meeting adjourned at 3:27 p.m.

Respectfully submitted,
Thelma Carrino, Secretary
Edgewater Estates Board of Directors